



10 Troon Walk
Kilmarnock, KA1 2PU
P.O.A.

GREIG
Residential



Troon Walk

Kilmarnock, KA1 2PU

Perfectly positioned within the prestigious 'Fardalehill' development, this immaculate three bedroom detached villa built by the reputable Bellway Homes is the epitome of modern family living. Offering generous family living space over two levels with stylish decor throughout, this superb family villa is further enhanced by generous well maintained private gardens, off street parking and an integral garage. Located within walking distance to Annanhill golf course, within a preferred school catchment area and direct transport links, 'The Rosedale' is sure to impress even the most discerning of buyers.





Hallway

1.34m x 2.40m (4' 5" x 7' 10") Access into hallway via double glazed composite door offering contemporary decor, tiled flooring and door access to lounge and WC/Cloaks.

Lounge/Diner

4.82m x 6.95m (15' 10" x 22' 10") Well proportioned main apartment offering stylish contemporary decor, LVT flooring, carpeted staircase to upper level, plentiful space for dining table and chairs, double glazed window to the front and double glazed French doors giving access to rear.

Kitchen

3.80m x 3.22m (12' 6" x 10' 7") Contemporary fitted kitchen offering stylish mauve gloss wall and base units with complimentary work surfaces, integrated oven with four burner gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, stainless steel splash back, sink and drainer, walk-in storage cupboard housing tumble dryer, neutral decor, tiled flooring, double glazed window to the rear and door to side giving access to gardens.



WC/Cloaks

1.17m x 2.29m (3' 10" x 7' 6") Two piece suite comprising of WC and wash hand basin, contemporary decor, tiled flooring and double glazed opaque window to the front.

Bedroom One

3.87m x 3.60m (12' 8" x 11' 10") Generous proportioned double bedroom offering stylish decor, fitted carpet, fitted mirrored door wardrobes, double glazed window to the rear and door access to en-suite.

En-Suite

1.14m x 2.17m (3' 9" x 7' 1") Three piece suite comprising of WC, wash hand basin and double walk-in shower cubicle with mains operated shower, stylish tiling to walls and floor, featuring mirrored wall and double glazed opaque window to the side.

Bedroom Two

3.78m x 2.60m (12' 5" x 8' 6") Generous proportioned double bedroom offering stylish decor featuring wall paneling, fitted carpet, fitted wardrobes and double glazed window to the front.



Bedroom Three

3.46m x 2.60m (11' 4" x 8' 6") Generous double bedroom offering contemporary decor, fitted carpet and double glazed window to the front.

Bathroom

1.66m x 2.17m (5' 5" x 7' 1") Three piece white suite comprising of WC, wash hand basin and bath with mixer taps, featuring mirrored wall, tiling to walls and floor with double glazed opaque window to the rear.

Upper Landing

5.03m x 1.98m (16' 6" x 6' 6") Galleried landing giving access to three bedrooms and bathroom with stylish tartan fitted carpet, neutral decor and ceiling spotlights.

External

Generous well maintained private gardens to the rear featuring decorative border plant beds and patio area, perfect for al fresco dining and entertaining.

Offering plentiful off street parking to the front on monobloc driveway and integral garage.

Council Tax Band

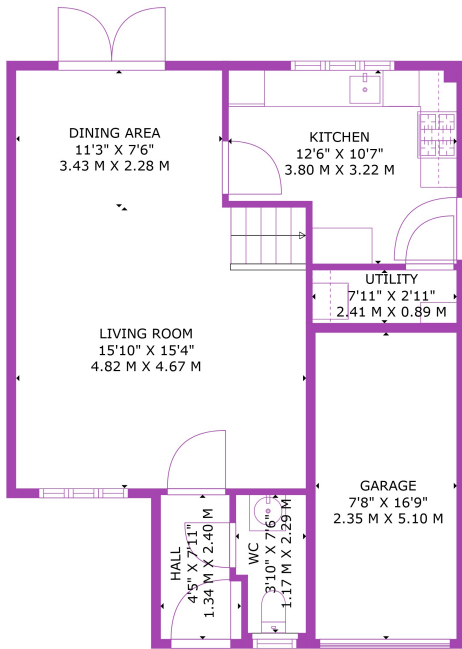
Band E

DISCLAIMER

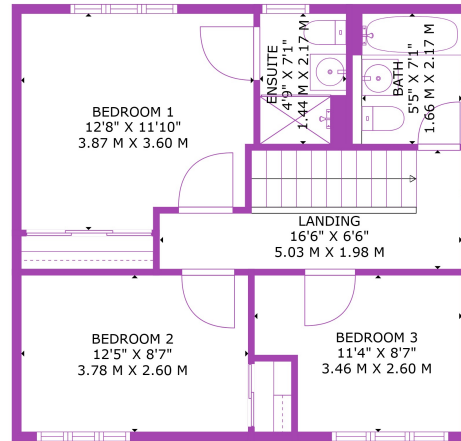
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



GREIG *Residential*



FLOOR 1



FLOOR 2

GREIG
Residential

TOTAL: 1091 sq. ft, 101 m²
 BELOW GROUND: 541 sq. ft, 50 m², FLOOR 2: 550 sq. ft, 51 m²
 EXCLUDED AREAS: GARAGE: 129 sq. ft, 12 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



Greig Residential
 18 Henrietta Street, East Ayrshire
 KA4 8HQ
 01563 501350
info@greigresidential.co.uk